

49-4-29 ✓
43-166

012640

DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE

THIS deed is made by Margaret P. Andrews and Marilyn P. Henry, Personal Representatives of the Estate of Mavis W. Proctor, Deceased, Grantor, TO Margaret P. Andrews of 7 Oakland Street, Waterville, Maine 04901, and Marilyn P. Henry of 4 Cedar Street, Waterville, Maine 04901, Grantees.

NO TRANSFER
TAX PAID

WHEREAS, the Last Will of Mavis W. Proctor, deceased, was duly admitted to probate in the Probate Court of Kennebec County, Maine; and

WHEREAS, Grantors were duly appointed Personal Representatives of said estate and are now qualified and acting in said capacity; and

WHEREAS, the Grantees are determined to be the persons entitled to distribution of the hereinafter described real property, and Grantors are authorized to distribute the same to Grantees.

NOW, THEREFORE, Grantors convey, assign, transfer and release to Grantees the following described real property:

Parcel 1:

A certain lot or parcel of land with the buildings thereon situate on the northerly side of Oakland Street, in Waterville, County of Kennebec and State of Maine, identified as 7 Oakland Street (Tax Map, 49, City of Waterville, parcel #29) and further bounded and described as follows, viz:

Beginning at a point on the northerly side of Oakland Street which marks the southeast corner of the premises herein described and the southwest corner of land formerly of Laval LaVerdiere, now Joseph Bedard et al; then northerly along the westerly line of Bedard a distance of ninety (90) feet, more or less; then westerly twenty five (25) feet; thence northerly along the westerly line of Harvey Mitchell a distance of one hundred twenty (120) feet, more or less, to the northeast corner of the within described premises, and the southerly line of Frank Harding et al; thence westerly sixty six and six tenths (66.6) feet along Harding's southerly line; thence southerly one hundred five (105) feet, more or less; thence, following a short jog easterly; continuing southerly a distance of one hundred five (105) feet, more or less, along the easterly line now or formerly of Gina Veilleux to the northerly side of Oakland Street (and the southwest corner of the within described premises); then easterly along the northerly side of Oakland Street a distance of seventy five (75) feet, more or less, to the point of beginning.

For source of title to the Oakland Street frontage, see Kennebec County Registry of Deeds Book 648 Page 83; Kennebec County Registry of Deeds Book 620 Page 153; and Kennebec County Registry of Deeds Book 585 Page 161; to the rear parcel; deeds Charles E. and Addie Willey to Margaret Proctor (Andrews) and Marilyn Proctor (Henry); deeds from them to Clarence Proctor, 1950, more or less, excepting out-conveyances as recorded in the Kennebec County Registry of Deeds Book 2216 Page 264 to Harding and Kennebec County Registry of Deeds Book 684 Page 470 to Labonte. Clarence Proctor died in 1960, and his estate is probated in the Kennebec County Probate Court, his surviving spouse being Mavis W. Proctor, deceased, Kennebec, 1988.

Parcel 2:

A certain lot or parcel of land with buildings thereon, situated in the Town of Oakland, Kennebec County, Maine, and bounded and described as follows, to wit:

Beginning at an iron post set in a rock in the easterly shore of East Pond at the southwesterly corner of land now or formerly of James Clarkin; thence running northeasterly along the land now or formerly of said Clarkin about one hundred eighty-four (184) feet to an iron post set in the ground at the south easterly corner of land now or formerly of said Clarkin; thence in a southwesterly direction along the northerly line of land which was conveyed to Helen L. Harlow on October 2, 1944, one hundred forty-three and one-half (143 1/2) feet to an iron post to be set in the ground in the said easterly shore of said East Pond; thence northwesterly following the shore line of said East Pond to the point of beginning, eighty-six (86) feet, more or less.

Also a right of way to pass and repass on foot and in automobiles over land now or formerly owned by Florence Maud Brown, said land being located just easterly of the road hereby conveyed to the right of way used in common by others. Also to share whatever right the said Florence Maud Brown has in said right of way used in common by others to the public highway.

Being the same premises conveyed by Myles C. Willey and Gertrude H. Willey, to Clarence A. Proctor and Mavis W. Proctor, April 22, 1947, and recorded in Kennebec Registry of Deeds in Book 854 Page 262.

Together with a right of way in common with others across the lot conveyed to Helen L. Harlow on October 2, 1944, to the above described premises and also the right to the use of the flush toilet on said Harlow lot and the right to go to and from said toilet, and subject to the right of the owners or occupiers of the lots conveyed on October 2, 1944, to Helen L. Harlow and Alton H. Higgins et al. to a right of way in common with others over said lot to said lots conveyed on October 2, 1944.

together with all tenants, hereditaments and appurtenances thereto belonging, but subject to easements and restrictions of record.

EXECUTED: June 20, 1988

Estate of Mavis W. Proctor

By: Margaret P. Andrews
Margaret P. Andrews
Personal Representative

By: Marilyn P. Henry
Marilyn P. Henry
Personal Representative

STATE OF MAINE
KENNEBEC, SS.

Date: June 20, 1988

Before me, the undersigned, a notary public, duly commissioned and qualified for and residing in said county and state, personally appeared Margaret P. Andrews and Marilyn P. Henry, as Personal Representatives of the Estate of Mavis W. Proctor, deceased, to me known to be the identical person who executed the foregoing deed of distribution and acknowledged the same to be their free act and deed.

Before me,
Kathie A. Sawtelle
Notary Public

Kathie A. Sawtelle
Notary Public
My Commission Expires 8-21-94

SEAL

RECEIVED KENNEBEC SS.
1988 JUN 22 AM 9:00
ATTEST: Norma Ruth Mann
REGISTER OF DEEDS